



Article 8 – New Center Fire Station





Introduction

- * 2014 Annual Town Meeting appropriated \$50K for study of Center Fire Station
- * Goals of Study:
 - Recommend location for new station including consideration of existing location
 - Determine size and cost of new facility
 - Feasibility of Combined Dispatch Operations (Article 7)
 - Relocation of Technology Department in new facility
- * July 2014 PTBC selected team of Dore & Whittier Architects, partnering with CR Architecture + Design and Criterion Associates to complete study



Existing Station Overview



- * Constructed in **1974** as a call department, facility is inadequate to meet current or future needs.
- * Building needs significant upgrades to address building codes, accessibility issues, energy issues, and equipment & hazardous materials storage issues.
- * DRA Report dated January 29, 2014 listed unsafe conditions, including egress from the second floor.
- * Existing usable area is approx. 6,000 sf.



Existing Station Overview

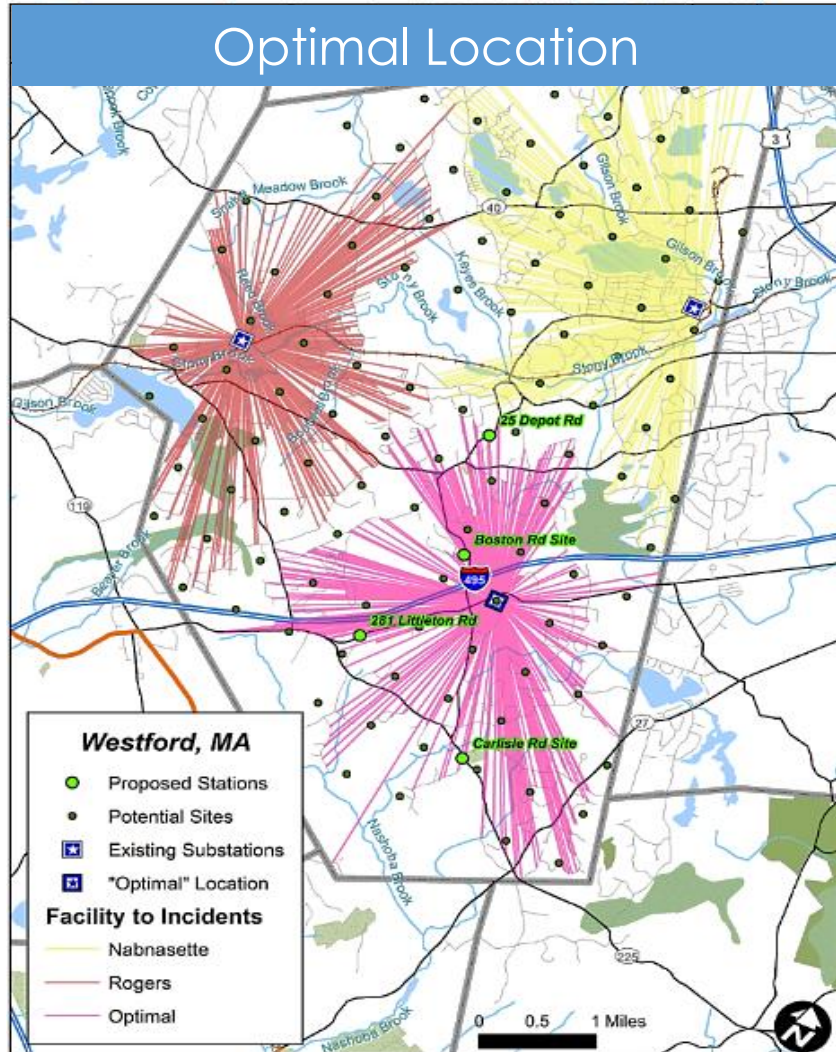


Existing decontamination area

- ✗ No accommodations for full-time or administrative staff
- ✗ Not compliant with State or Federal Accessibility requirements
- ✗ Inadequate staff quarters, locker rooms, bathrooms, and shower facilities
- ✗ Inadequate records storage
- ✗ No area for decontamination or for bio-hazard storage (unsafe conditions)
- ✗ No space for EMS supplies & equipment
- ✗ No accommodations for public meetings
- ✗ **No fire sprinkler system**



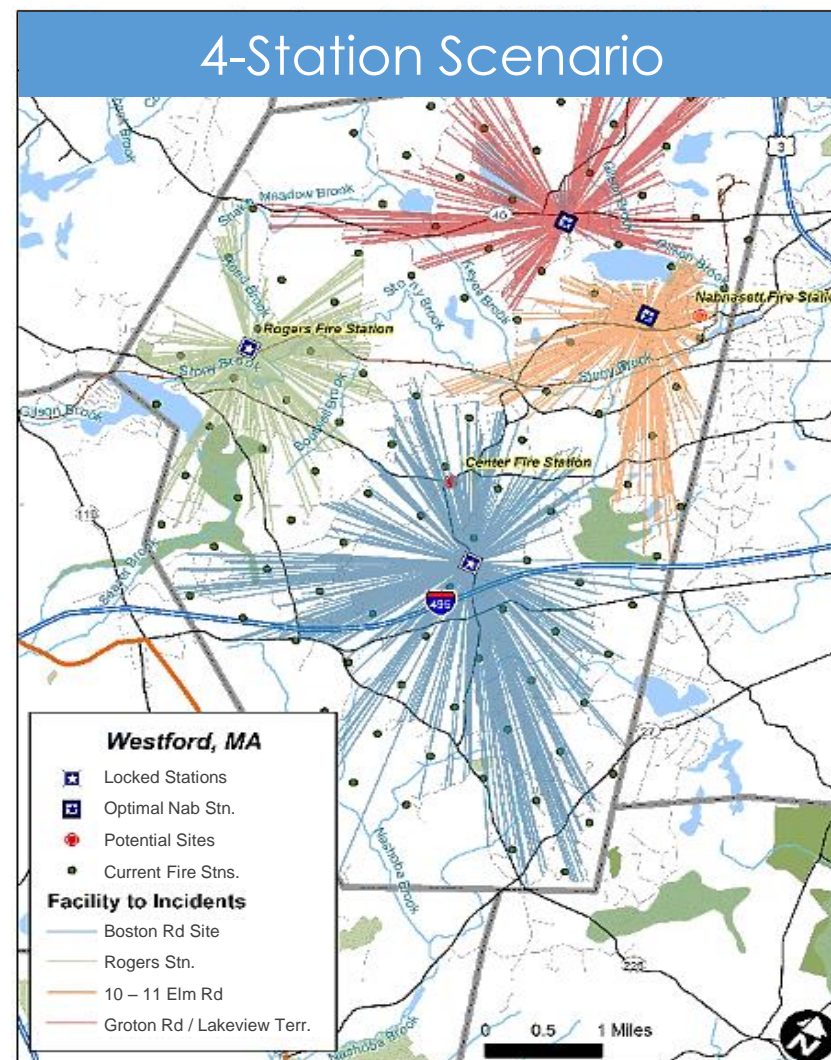
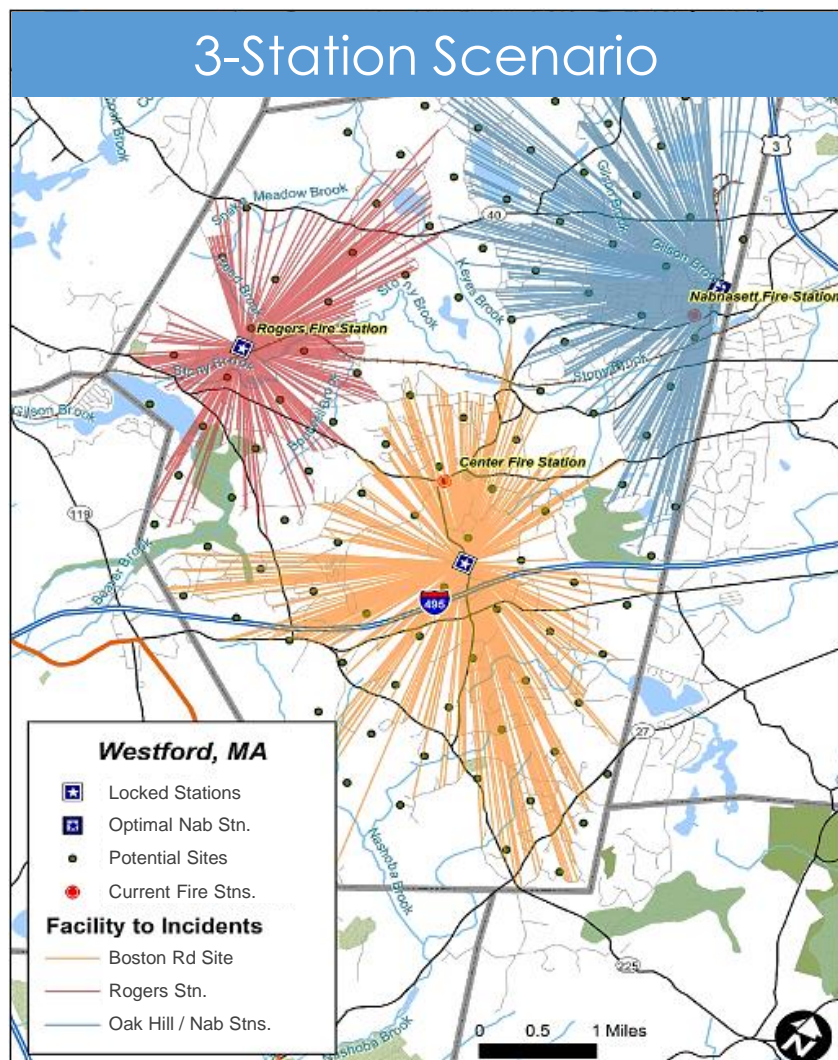
Optimal Center Station Location



Center Fire Station	Response Time Compared to Optimal	Average Response Time	Distribution of Workload		
			HQ	Nab	Rogers
140-180 Littleton Rd	0 hrs	3.23 mins	46%	29%	25%
Boston Rd	6 hrs	3.32 mins	51%	26%	22%
281 Littleton Rd	17 hrs	3.49 mins	44%	31%	25%
Current Location	47 hrs	3.94 mins	54%	24%	23%
Carlisle Rd	49 hrs	3.97 mins	36%	31%	33%
25 Depot Rd	57 hrs	4.09 mins	57%	21%	22%

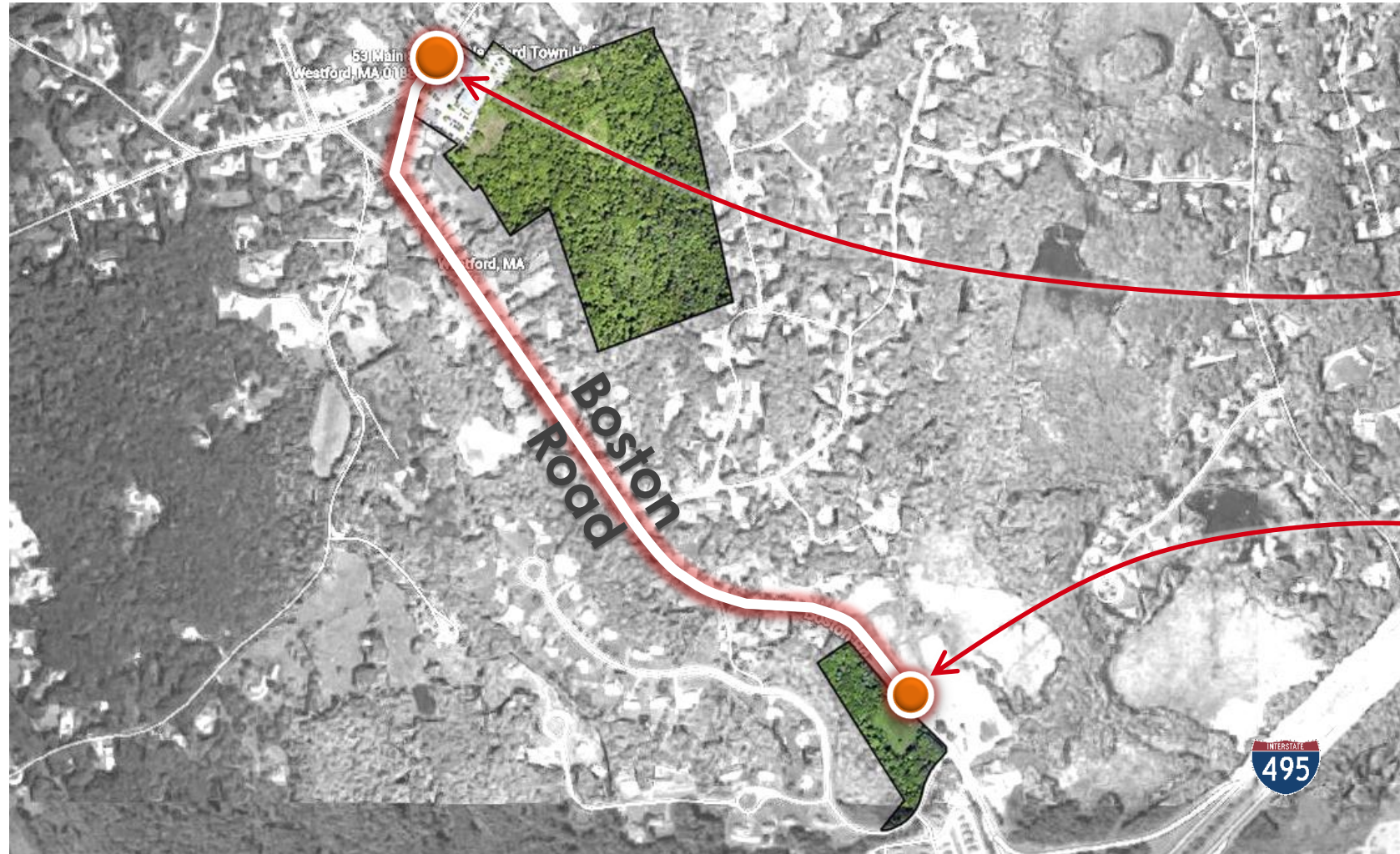


3rd and 4th Station Locations Based on Boston Road Center Station Location





Site Selection Overview



Existing Site

Proposed Site



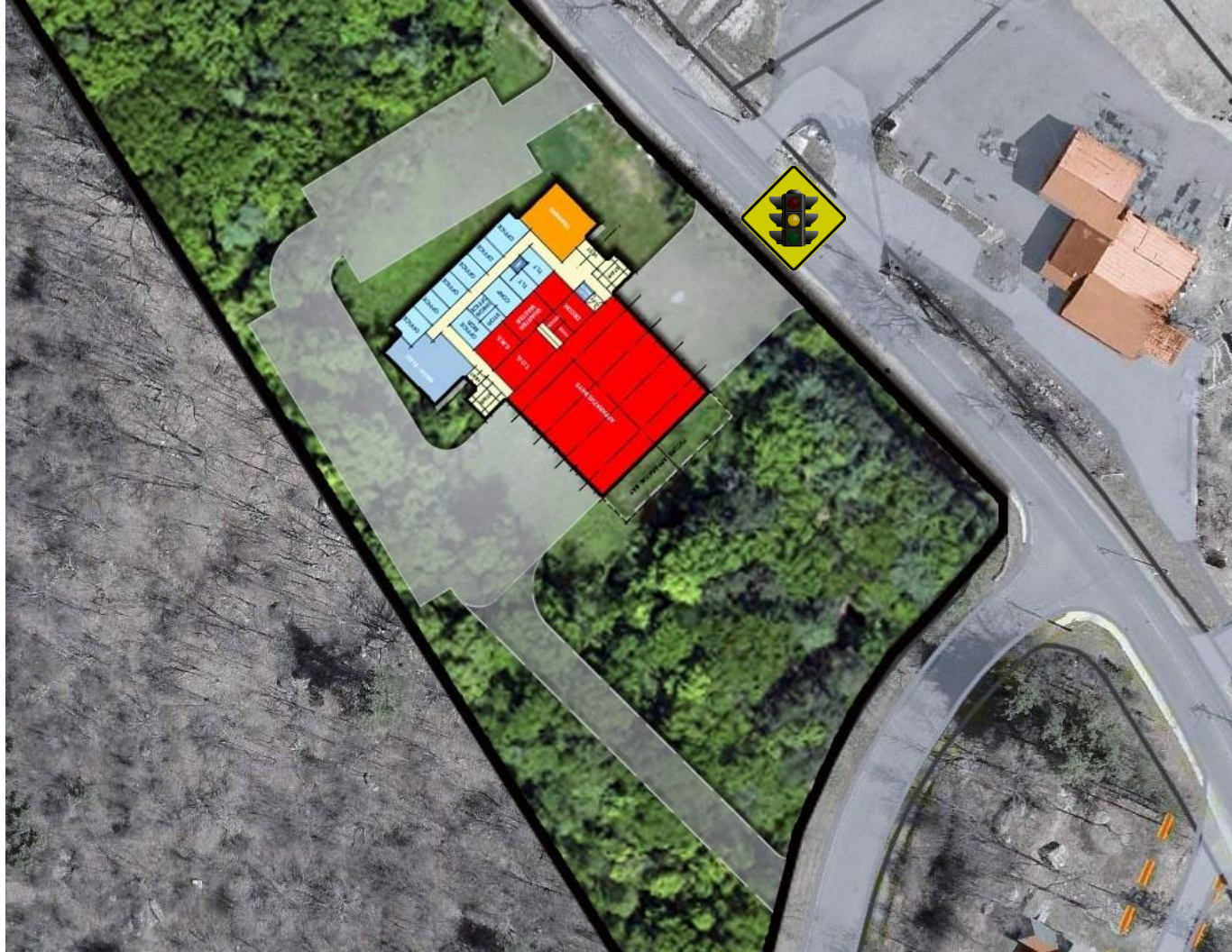
Boston Road - Site Overview



- ✓ Optimal location based on Response Time Analysis
- ✓ Town-owned property
- ✓ Improved appearance to unmaintained lot
- ✓ Layout will be designed to minimize impact to the site
- ✓ Will maintain a natural vegetated buffer to Blake's Hill Road



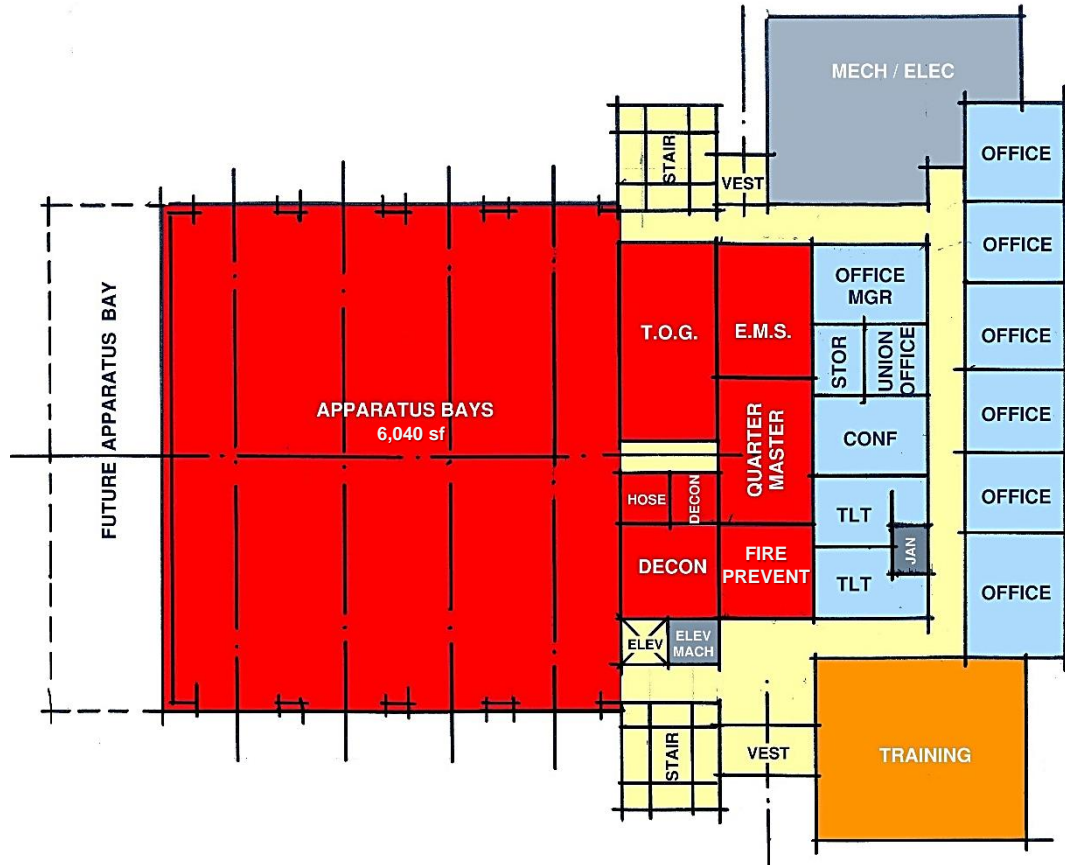
Boston Road - Site Concept



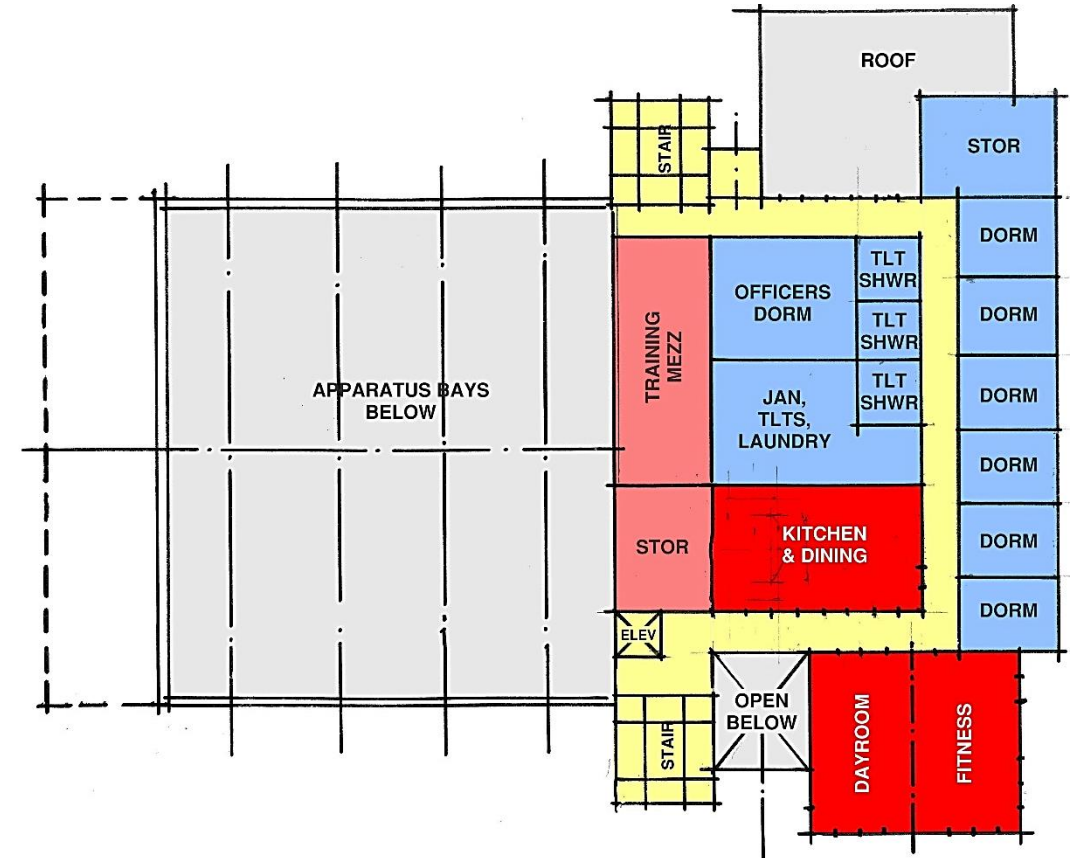
- ✓ No significant impacts to Police and Fire operations during construction
- ✓ No temporary relocation costs
- ✓ Improved traffic controls on Boston Road
- ✓ Ample space for public and staff parking
- ✓ Room for Future Expansion



New Fire Station Conceptual Plans



Conceptual First Floor Plan 14,170 sf



Conceptual Second Floor Plan 8,130 sf

Total size of Conceptual Plans developed with departments = 22,300 sf



New Fire Station Conceptual Rendering



- ✓ Designed to blend with surrounding community
- ✓ Construction materials and finishes will be selected to minimize maintenance while preserving appearance and balancing costs



Preliminary Estimated Costs

New Fire Station based on a Combined Dispatch unit (Article 7)	
Construction Costs	\$ 9,411,375
Construction Contingency	\$ 470,569
Soft Costs (O.P.M., Surveys, Design Fees, Etc.)	\$ 1,882,275
Fixtures, Furnishings, & Equipment Costs	\$ 400,000
Subtotal Estimated Project Costs	\$ 12,164,000
1 Year Escalation Cost @ 5% of Project	\$ 608,200
Estimated Total Project Cost with Escalation	\$ 12,772,200
Annual Tax Payment (\$465k House)	\$ 91.32





Preliminary Estimated Costs

New Fire Station based on Separate Dispatch Units

Construction Costs	\$ 9,616,470
Construction Contingency	\$ 480,823
Soft Costs (O.P.M., Surveys, Design Fees, Etc.)	\$ 1,923,294
Fixtures, Furnishings, & Equipment Costs	\$ 830,000
Subtotal Estimated Project Costs	\$ 12,851,000
1 Year Escalation Cost @ 5% of Project	\$ 642,550
Estimated Total Project Cost with Escalation	\$ 13,493,550
Annual Tax Payment (\$465k House)	\$ 96.91



Overview of Next Project Steps

- ✓ **Debt Exclusion Vote**
- ✓ Detailed Geotechnical Survey
- ✓ Detailed Civil Survey
- ✓ Schematic Architectural and Engineering Design
- ✓ Review by public safety departments and town officials
- ✓ Selection of construction materials and finishes
- ✓ Cost estimate review check
- ✓ Code review
- ✓ Development of detailed drawings and specifications
- ✓ Review by public safety departments and town officials
- ✓ Construction cost estimate
- ✓ Bidding
- ✓ Construction

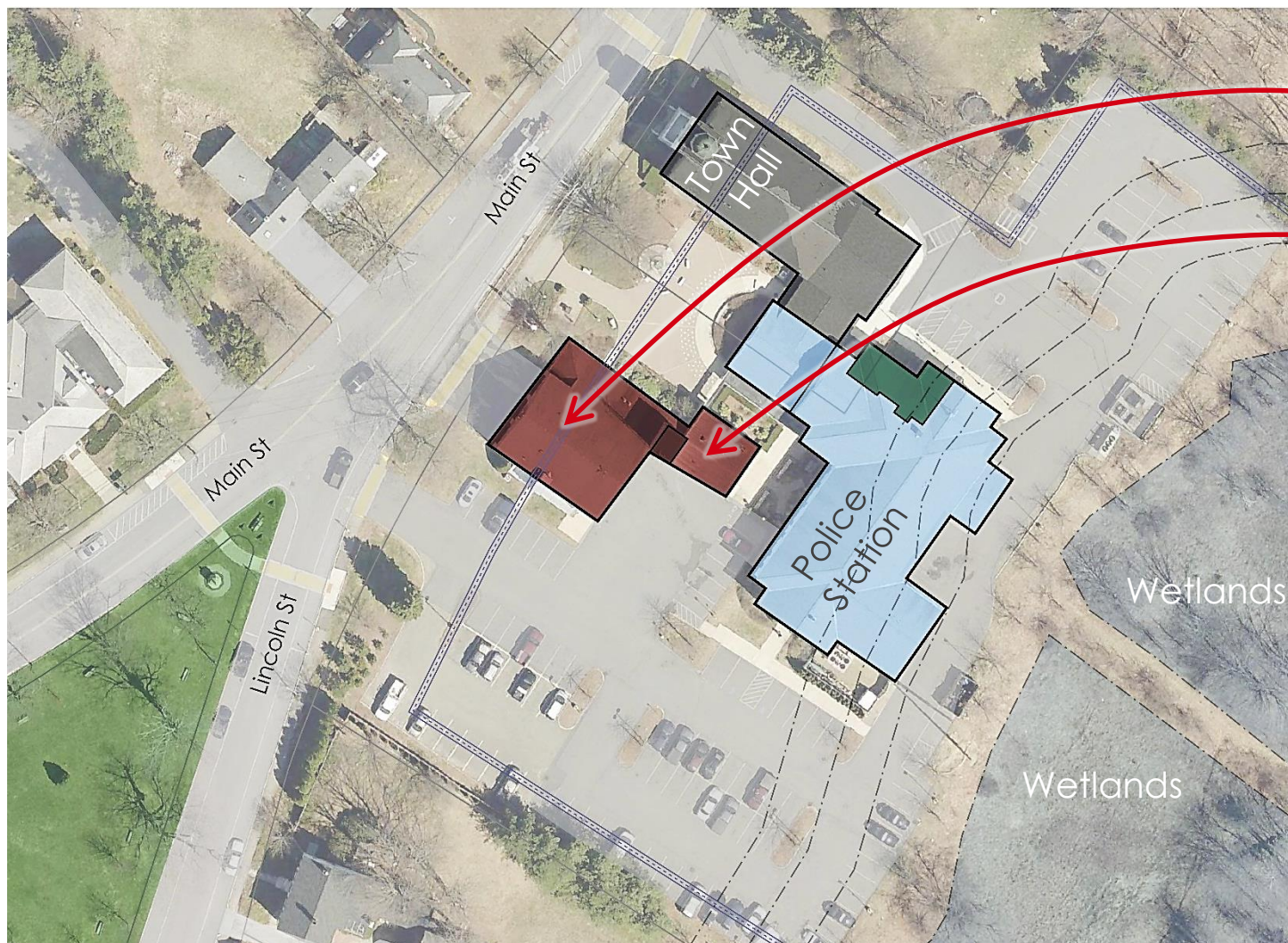


Questions





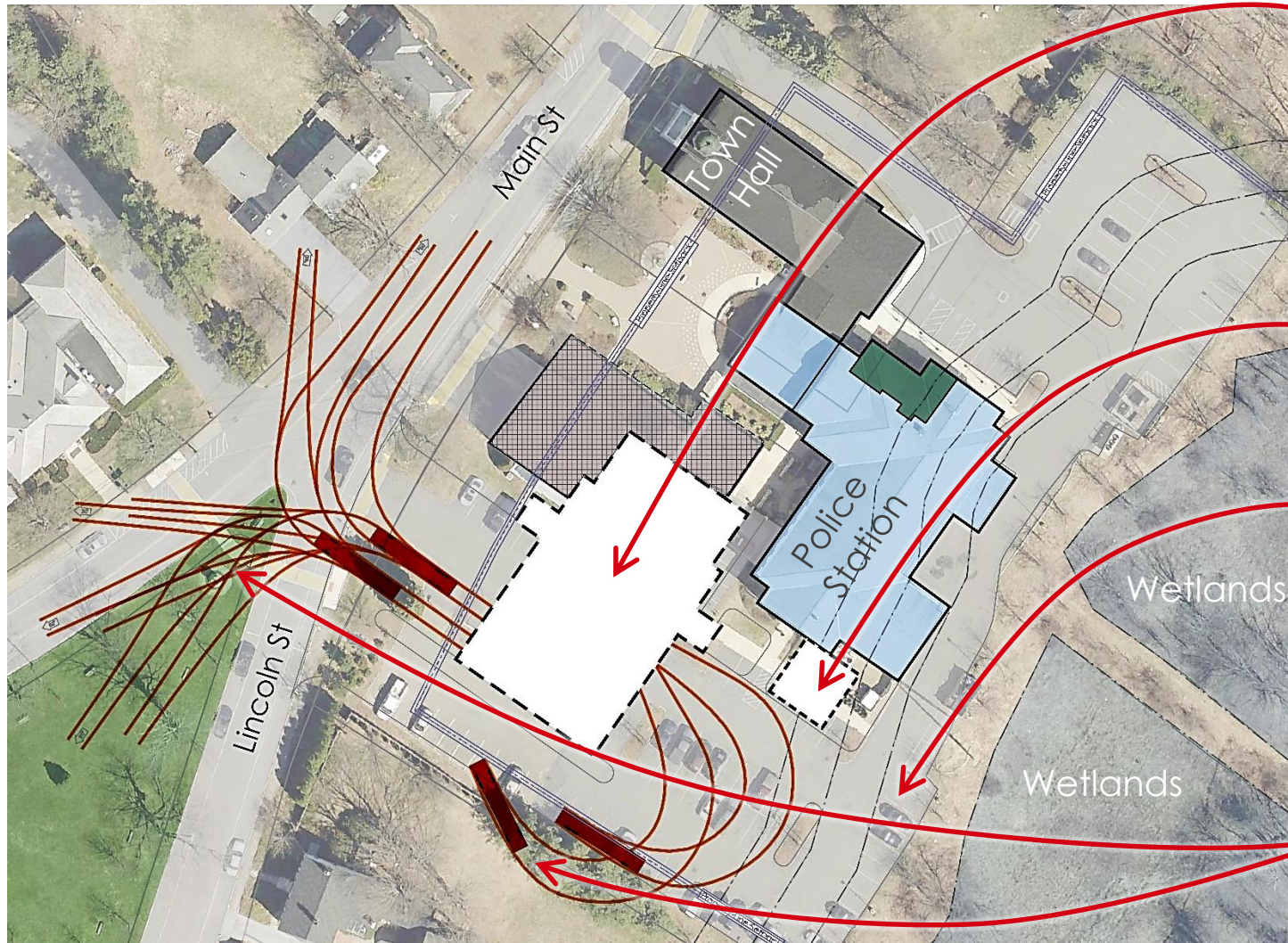
Town Center Site



- Current Fire Station
- Current generator and storage garage



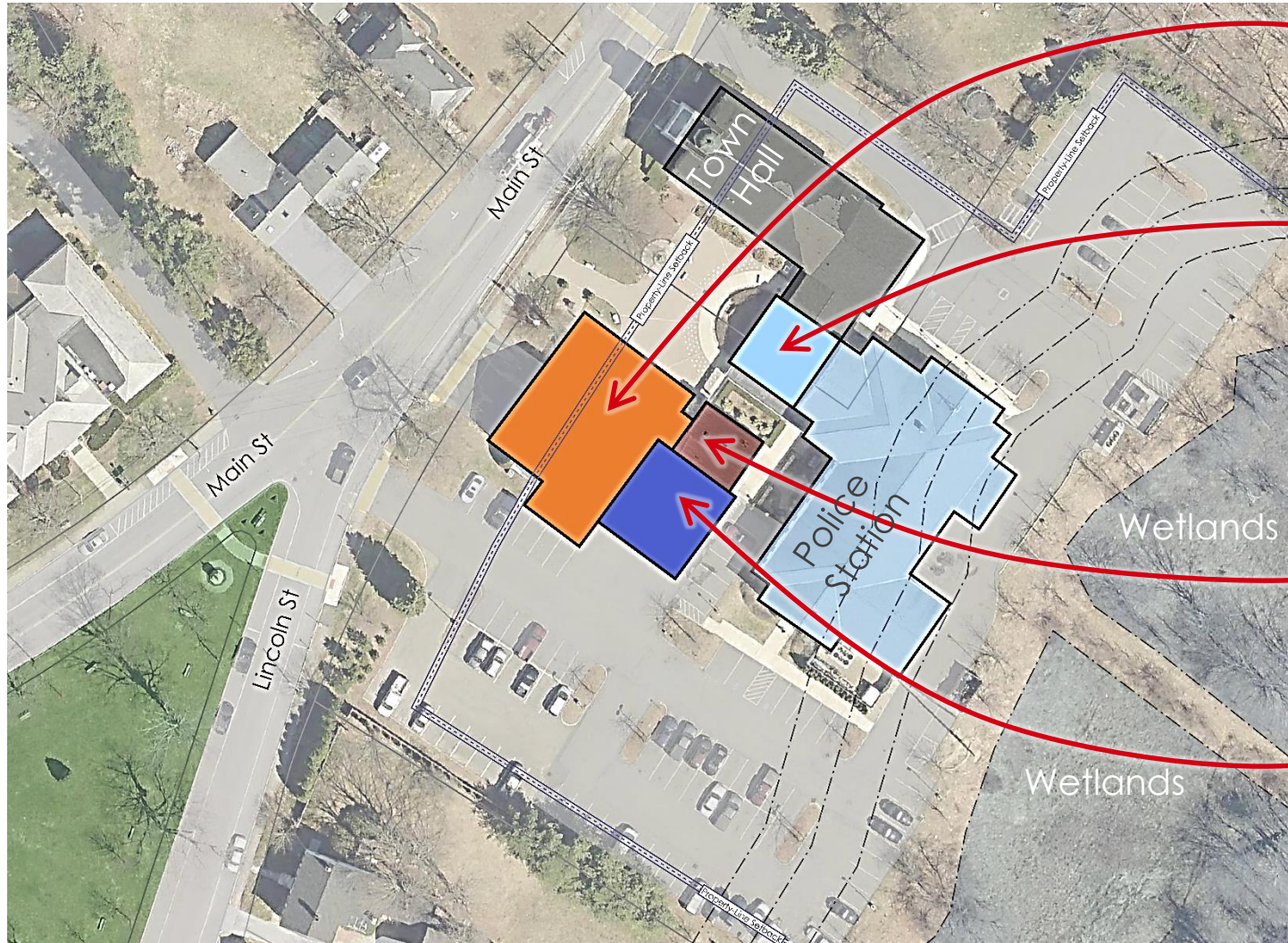
Theoretical New Fire Station on Existing Site



- Theoretical location of new multi-story Fire Station (no room for future expansion)
- Relocate generator and storage garage
- Existing Public and Staff parking removed for truck access (approximately 15 spaces remaining)
- Trucks not able to make adequate turns



Conceptual Accessory Building on Existing Site



- Conceptual location of new Community Room
- Combined Dispatch
- Current generator and storage garage
- Conceptual location of new Technology Department